044.0	0005	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	948,000 /	948,000
USE VALUE:	948,000 /	948,000
ASSESSED:	948,000 /	948,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125	-127	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCKENNA BRUCE M
Owner 2:	WEAVER JENNIFER
Owner 3:	
Street 1:	125 WEBSTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCKENNA BRUCE M--ETAL -
Owner 2:	WEAVER JENNIFER K -
Street 1:	125 WEBSTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,934 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 3094 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4934.000	493,600		454,400	948,000
Total Card	0.113	493,600		454,400	948,000
Total Parcel	0.113	493,600		454,400	948,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.45 | /Parcel: 306.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	31487
GIS Ref	
GIS Ref	
Insp Date	11/12/18

!3784!

PREVIOUS ASSESSMENT

Parcel ID: 044.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	493,800	0	4,934.	454,400	948,200	948,200	Year End Roll	12/18/2019
2019	104	FV	380,900	0	4,934.	482,800	863,700	863,700	Year End Roll	1/3/2019
2018	104	FV	380,900	0	4,934.	352,200	733,100	733,100	Year End Roll	12/20/2017
2017	104	FV	356,900	0	4,934.	306,700	663,600	663,600	Year End Roll	1/3/2017
2016	104	FV	356,900	0	4,934.	261,300	618,200	618,200	Year End	1/4/2016
2015	104	FV	317,300	0	4,934.	255,600	572,900	572,900	Year End Roll	12/11/2014
2014	104	FV	317,300	0	4,934.	210,200	527,500	527,500	Year End Roll	12/16/2013
2013	104	FV	330,400	0	4,934.	199,900	530,300	530,300		12/13/2012

PRINT

Date	Time
12/10/20	18:56:12

LAST REV

Date	Time
04/09/19	14:58:25
apro	
3784	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKENNA BRUCE M	35493-345		5/20/2002	Family	194,676	No	No		
	19807-514		5/1/1989		285,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2010	2306	Re-Roof	10,750					
6/23/1999	440	Alterati	28,000		6/14/2001			REB/ENLARGE PORCHE

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	372	PATRIOT
4/18/2000	Inspected	264	PATRIOT
3/3/2000	Measured	264	PATRIOT
8/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	31487
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4934		Sq. Ft.	Site		0	80.	1.15	1									454,417						454,400	

Total AC/HA:	0.11327	Total SF/SM:	4934	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	454,417	Spl Credit		Total:	454,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	charcoal		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01816261
Const Adj.:	0.98980200
Adj $ / SQ:	171.322
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	715363
Depreciation:	221762
Depreciated Total:	493600

COMMENTS

CHK REAR SFL AND WDK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	5	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	3	
Totals			
2	13	5	

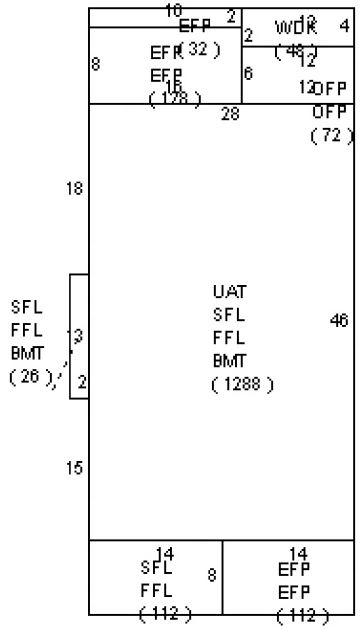
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.32
Special Features:	0	Val/Su Net:	95.07
Final Total:	493600	Val/Su SzAd	173.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,426	171.320	244,306
SFL	Second Floor	1,426	171.320	244,306
BMT	Basement	1,314	51.400	67,535
EFP	Enclos Porch	512	32.210	16,492
UAT	Upper Attic	322	107.080	34,479
OFP	Open Porch	144	27.670	3,985
WDK	Deck	48	15.840	760

Net Sketched Area:	5,192			Total:	611,863
Size Ad	2852	Gross Are	6158	FinArea	3094

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

044.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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